

+/- 2.81 ACRES
ADJACENT TO WAL-MART
ON U.S. HIGHWAY 51
Covington, TN 38019

FOR GROUND LEASE



**CUSHMAN &
WAKEFIELD**



**COMMERCIAL
ADVISORS**

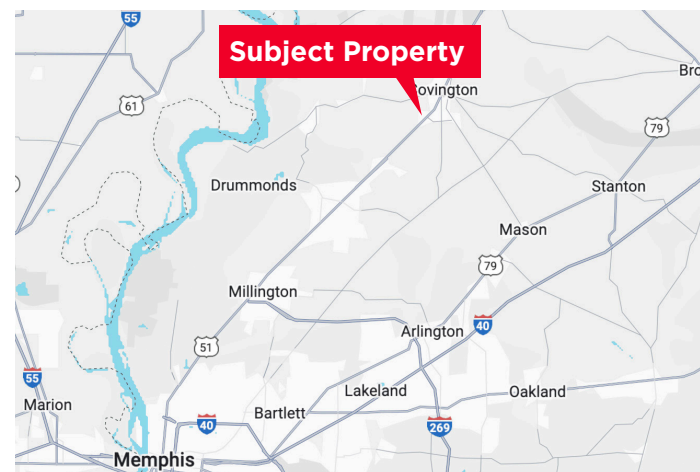


PROPERTY HIGHLIGHTS

- ± 2.81 Acres available adjacent to Walmart on US-51
- Located at intersection with full movement access
- Burgess Lane to be relocated to align with Walmart access on Lenny Bridges Ave
- Less than 15 miles to Ford's Blue Oval City currently under construction - \$5.6 billion mega campus with over 6,000 new jobs
- The Tennessee College of Applied Technology (TCAT) Northwest - Covington campus, located directly across the street from the site, is currently undergoing a \$50,000,000 campus expansion including 100,000 SF of new classrooms, labs and student services, which is scheduled to open to students in early 2027

TRAFFIC COUNTS

- US-51: 18,743 VPD



Carson Claybrook

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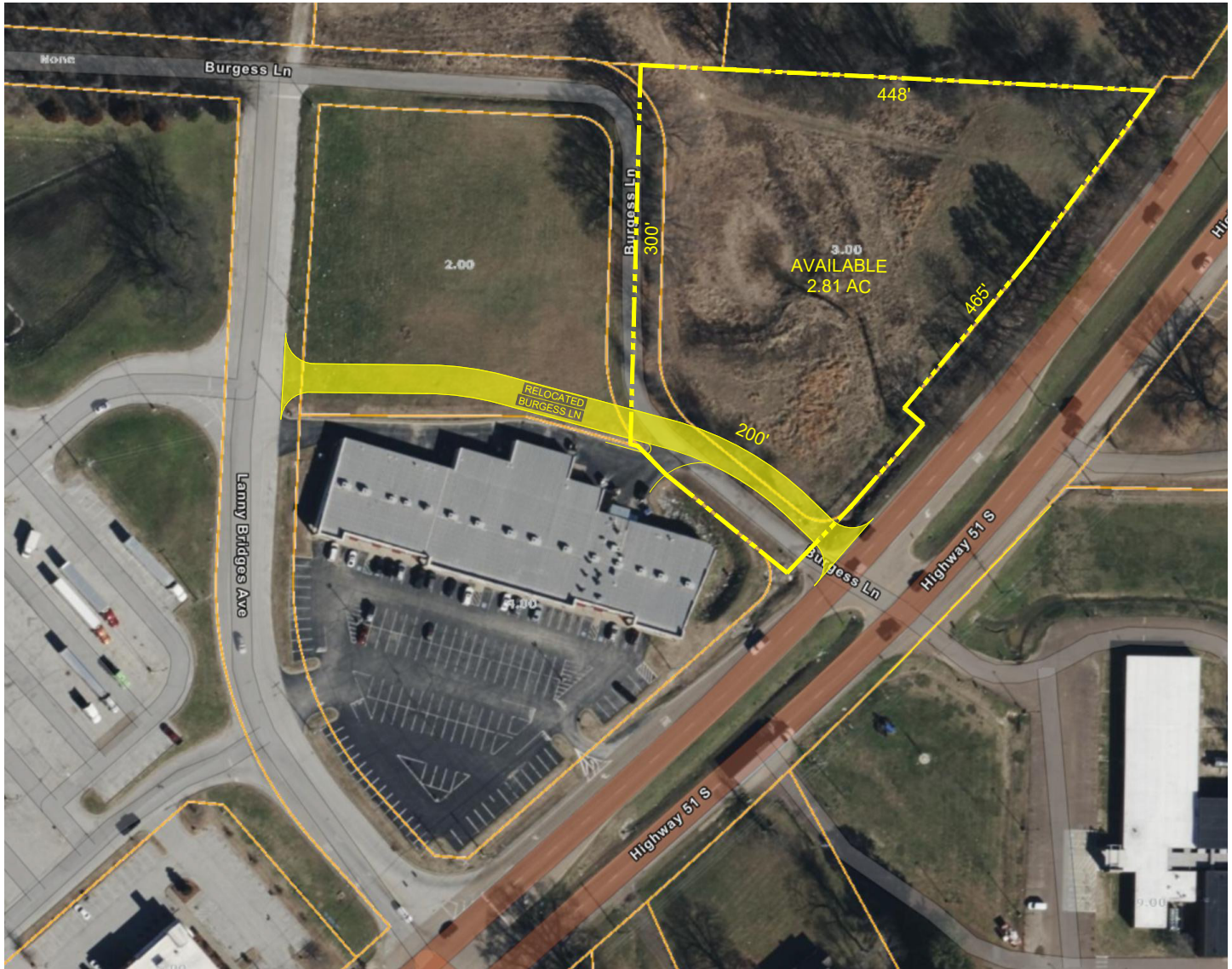


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SITE PLAN



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